



Chapter 10 Environment

Cluster 4 Asset Profile

Stakeholders within the Cluster 4 area and Cluster 4 Board members did not list environmental problems as a major issue. For this reason, Cluster 4 did not develop an environmental subcommittee. However, certain urban environmental issues apply citywide and are therefore discussed in this chapter.

Issues

Overgrown vacant land - Unmaintained vacant land in blighted condition was a major problem identified as a barrier to development. These lots are a blighting influence on the surrounding community. Below these vacant lots, soil contamination from buried building debris is likely, given the fact that many structures were improperly demolished. In many cases, homes were demolished and buried in the existing basement. This leads to many problems including contaminated soil from lead paint and pipes, termites breeding in the wood debris, and buried oil tanks.

Illegal Dumping - The problems associated with illegal dumping range from visual blight caused by dumped debris, to health risks to nearby residents. Dumped material can contain pollutants which contaminate ground water and affect air quality.

Trash and Garbage - Refuse in alleys, along commercial strips, in vacant lots, and other areas, was identified as problem by stakeholders. While this issue has primarily visual affects, litter-strewn environs impact upon perceptions of the area, which may lead to disinvestment by area residents and businesses, and can prevent reinvestment by developers.

Abandoned Cars - Abandoned cars primarily impact upon the visual environment, but have the potential to contaminate soil if fluids leak into the soil.

Vacant, deteriorating structures - Vacant houses and commercial buildings were listed as a major concern of area stakeholders. Aside from the visual environmental impact of these buildings, many of these structures have asbestos containing pipe wrap and other building materials, lead paint and pipes, and other environmental problems associated with the buildings past use.

Vacant houses pose less of an environmental threat than commercial buildings. If the home is still standing it can be easily be demolished, and potentially harmful building materials, lead pipes, etc., can be disposed of properly before these harmful materials seep into the soil.

Junkyards/Scrapyards - Junkyards and Scrapyards were not mentioned as a barrier to development within Cluster 4.

Lead Paint - Within existing structures, lead paint poses the greatest risk to young children. Window sills and other toddler-height chewable painted surfaces are dangerous. Removals of the old paint or encapsulation are acceptable means of preventing young

children from ingesting lead-containing paint.

ACT 307 Contaminated Sites - There are four listed 307 Sites, indicated on Map A22. They include:

Carter Industrial
4690 Humbolt
Contamination: Scrap and Waste Material
Contaminants: PCB
Status: Final Clean-up - Potentially Responsible Party / Other

Detroit Metropolitan Building
33 John R.
Contamination: Industrial Building and Warehouse
Contaminants: TCE, DCE, DCA, TCA, Vinyl Chloride
Status: Evaluation / Interim Response - Funds

MCI Inc.
666-700 Harper
Contamination: Miscellaneous Metal Work
Contaminants: Acetic Acid, Chromic Acid, Methylene Chloride
Status: Evaluation / Interim Response - Potentially Responsible Party

Unisys Headquarters
Amsterdam and Second
Contamination: Headquarters Location
Contaminants: Cyanide, Methylene Chloride, Vinyl Chloride
Status: Final Clean up - Potentially Responsible Party / Other

CERCLA Super Fund Sites - There are eight CERCLA sites, and one site on the east side of Mt. Elliot, which is the eastern boundary of the Cluster, within Cluster 4 (see Map A22). In the entire city of Detroit, there are only twenty-two listed sites. The fact that Cluster 4 has long been the manufacturing center is obvious in light of the number of contaminated sites. Following is a listing of all the CERCLA Sites within Cluster 4:

Carter Color Coat, Inc.
6051 Hastings

Carter Industries
4690 Humbolt

City Environmental
1923 Fredrick

Daelyte Services - On the eastern boundary of the Cluster
1356 Mt. Elliot

Forest - Humbolt Dumping
Forest - Humbolt

GMC Northern Truck Plant
601 Piquette

Master Alloys
2930 Denton

O.J. Transport
150 East Ferry

Palmer and Brush Street Drums
302 Palmer

Programs

DPW Bagged Yard Waste Pick-up - The City of Detroit Department of Public Works collects bagged and bundled yard waste the same day as "bulk collection day", which occurs once a month.